

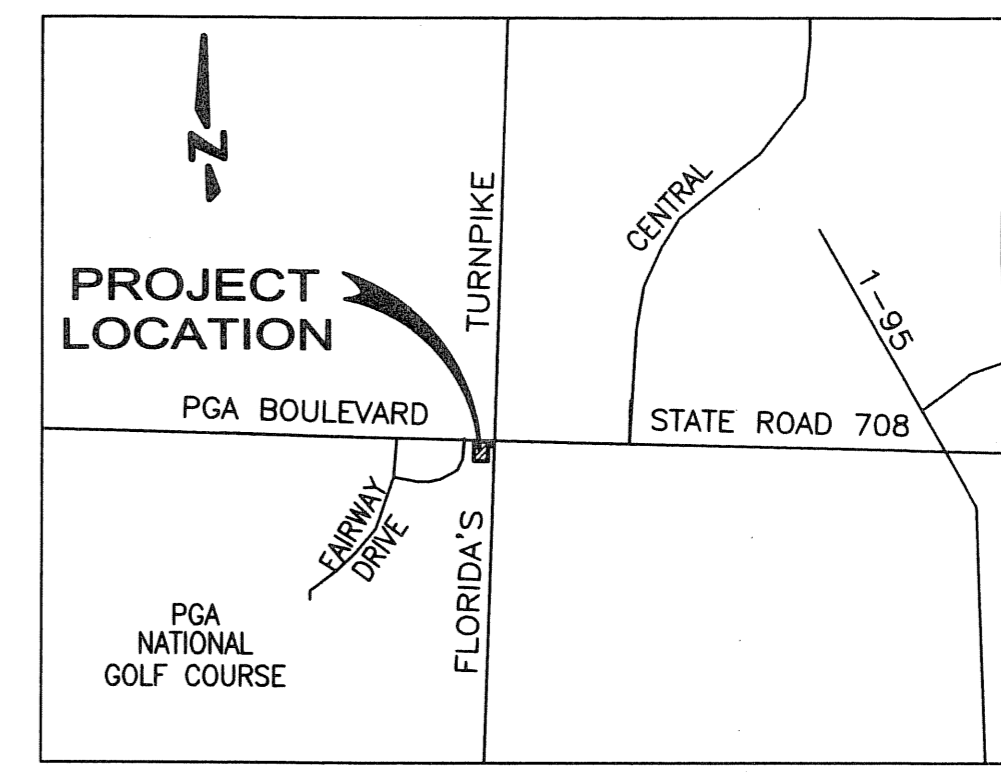
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43

GARDENS HOME MANAGEMENT

LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
JUNE 2006 SHEET 1 OF 2

00052.100



COUNTY OF PALM BEACH } ss
STATE OF FLORIDA }
This plat was filed for record at 9:26 AM,
on the 21 day of June, 2006.
My duty expires on the 22 day of June, 2006.
By: [Signature]
DANIEL P. CLARK, Clerk & Comptroller
D.C.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT FIRE STATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "GARDENS HOME MANAGEMENT", LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE NORTH 88°27'03" WEST, ALONG THE CENTERLINE OF PGA BOULEVARD AND THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 303.53 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP NO. 4.1, SHEET 7 OF 12;
THENCE SOUTH 01°35'41" WEST, ALONG SAID PROLONGATION OF THE WESTERLY RIGHT-OF-WAY, A DISTANCE OF 110.00 FEET TO THE ULTIMATE RIGHT-OF-WAY LINE OF PGA BOULEVARD AND THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 01°35'41" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THAT PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FAIRVIEW LANE (A 40-FOOT WIDE RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF FAIRWAY DRIVE AND FAIRVIEW LANE AS RECORDED IN PLAT BOOK 56, PAGES 21 & 22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 200.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FAIRWAY LANE (NOW A 30-FOOT WIDE RIGHT-OF-WAY);
THENCE NORTH 88°27'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID PLAT, A DISTANCE OF 160.48 FEET;
THENCE NORTH 01°32'57" EAST, ALONG A LINE 25.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 17520 PAGE 1919 OF THE SAID "PUBLIC RECORDS", A DISTANCE OF 200.00 FEET TO A POINT ALONG SAID ULTIMATE RIGHT-OF-WAY LINE OF PGA BOULEVARD;
THENCE SOUTH 88°27'03" EAST, ALONG SAID ULTIMATE RIGHT-OF-WAY LINE, A DISTANCE OF 160.64 FEET TO THE POINT OF BEGINNING.
CONTAINING 32,112 SQUARE FEET (0.7372 ACRES) MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY FIRE STATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF FIRE STATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND / OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGER THIS 23rd DAY OF June, 2006.

WITNESS: [Signature]
PRINTED NAME: JAMES E. GRIFFIN
WITNESS: [Signature]
PRINTED NAME: BARBARA LEACH

FIRE STATION LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
JOHN CLARK BILLS, MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED JOHN C. BILLS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NH AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF FIRE STATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR LIMITED LIABILITY COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF June, 2006.

MY COMMISSION EXPIRES: 10.22.09
NOTARY PUBLIC: [Signature]
PRINT NAME: JANIS M. NORMAN
COMMISSION NUMBER: DD44396

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
FIRE STATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF, ITS SUCCESSORS AND / OR ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 23rd DAY OF June, 2006.

FIRE STATION LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
JOHN CLARK BILLS, MANAGER
WITNESS: [Signature]
PRINTED NAME: JAMES E. GRIFFIN
WITNESS: [Signature]
PRINTED NAME: BARBARA LEACH

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED JOHN CLARK BILLS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED NH AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF FIRE STATION LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID LIMITED LIABILITY COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR LIMITED LIABILITY COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF June, 2006.

MY COMMISSION EXPIRES: 10.22.09
NOTARY PUBLIC: [Signature]
PRINT NAME: JANIS M. NORMAN
COMMISSION NUMBER: DD44396

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ALYS N. DANIELS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FIRE STATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 6/23/06 BY: [Signature]
ALYS N. DANIELS
ATTORNEY-AT-LAW, FLORIDA BAR NO. 354600

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS AT LOT CORNERS.
[Signature] DATED THIS 30th DAY OF June, 2006.
O. HOWARD DUKES
PROFESSIONAL SURVEYOR & MAP
FLORIDA CERTIFICATE NO. 4533

APPROVALS:

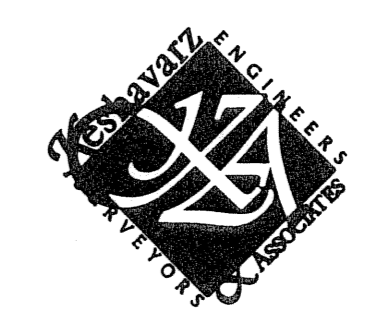
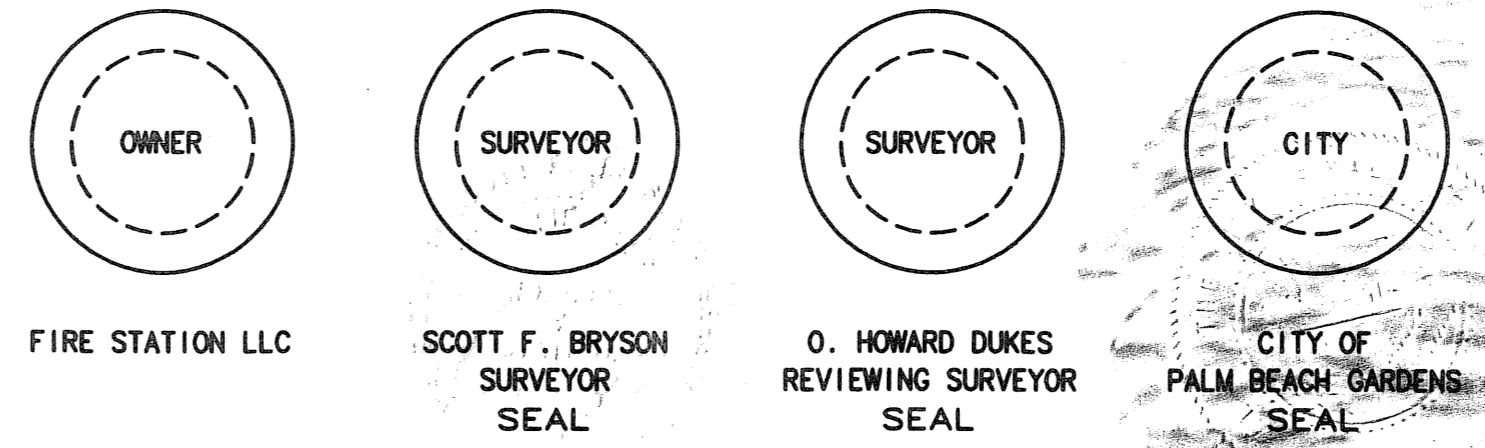
CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF July, 2006.
ATTEST: [Signature] BY: [Signature]
PATRICIA SNIDER, CMC CITY CLERK JOSEPH R. RUSSO MAYOR
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 20th DAY OF July, 2006.
BY: [Signature]
DANIEL P. CLARK, P.E. - CITY ENGINEER

SURVEYOR'S NOTES:

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF FAIRWAY DRIVE AND FAIRVIEW LANE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 21 & 22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH BEARS NORTH 88°27'03" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S."), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.
[Signature] 6/23/06
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAP
FLORIDA LICENSE NUMBER 5991
DATE



Keshavarz & Associates, Inc.
CONSULTING ENGINEERS - SURVEYORS
711 N. Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897
THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, PSM
PROFESSIONAL SURVEYOR AND MAP NO. 5991
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
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